



Hotel Brunswick & Restaurant and Two Studios

\$ 1,840,000

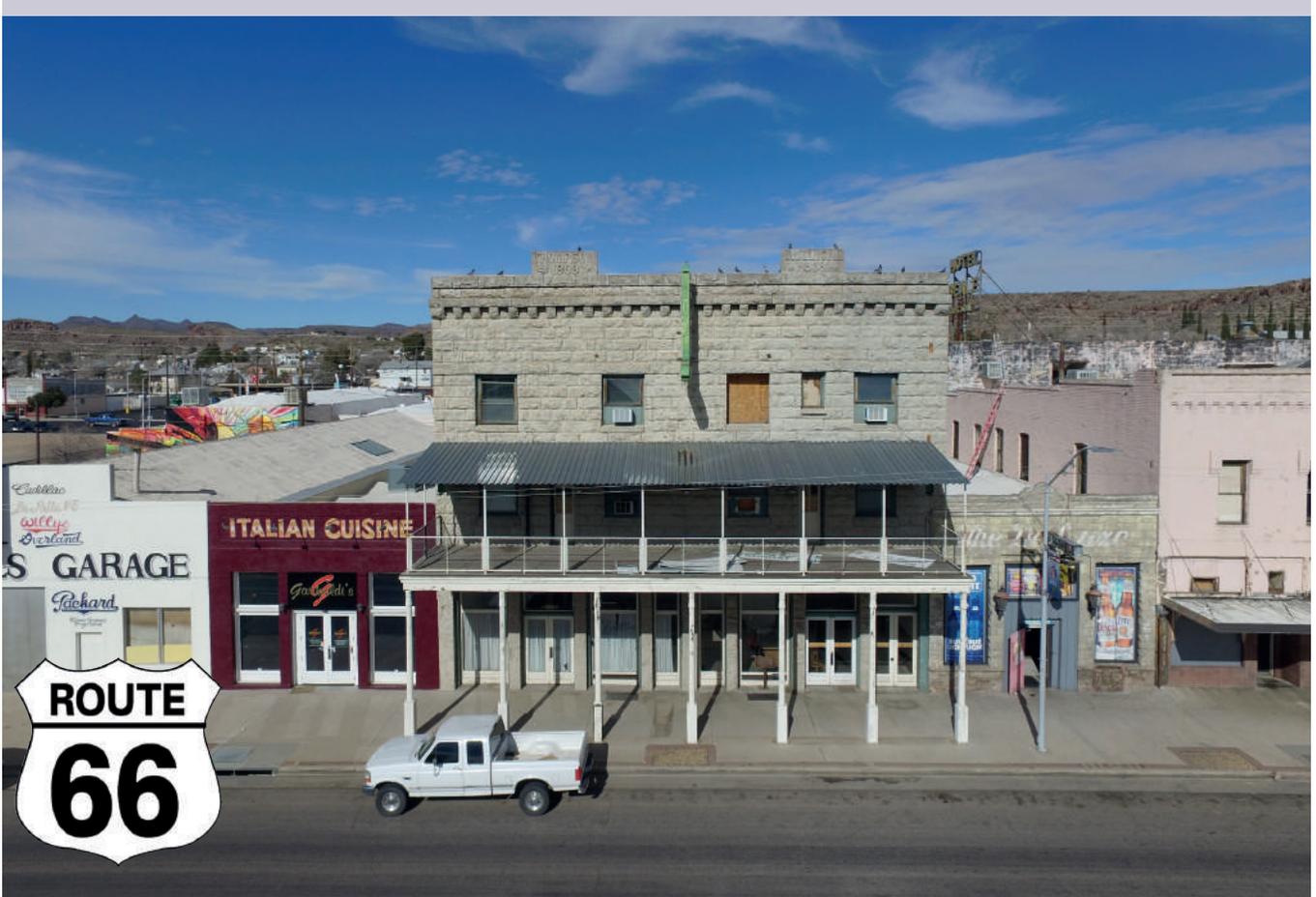


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Kingman AZ

Historic Hotel Brunswick

located downtown

Hotel Brunswick

315 Andy Devine Ave
Kingman AZ 86401

Contact

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FOR SALE in Downtown Kingman:

Historic Building from 1909, The Brunswick Hotel.

This Building is not currently occupied but it has been prepared for renovations that would restore the Hotel to its former glory.

The building is ideally suited for use as restaurant and bar on the ground floor and as a boutique hotel, business offices or apartments on the upper floors. There is also a large, dry basement area suitable for an array of uses. The building has roughly 12,800 Sq ft of usable space.



Property for Sale

Location 315 Andy Devine Ave, Kingman AZ 86401

Facts

Parcel #	303-08-033B (ex 303-08-033A & 303-08-029) 303-08-029 is sold separately. An engineer has to survey the lot and add the privat courtyard. It has also to be established a new easement for the entrance.
Acreage	0.158
Zoning	Hotel
Year Built	1909

The Hotel Brunswick is listed on the National Register of Historic Properties. Renovations may be eligible for grant funding and/or tax credits.

The building is currently empty. The roof is new. The interior is mostly stripped of material from the last renovation. The heating/cooling system on the ground floor is functional. Plans for a proposed Restaurant and offices have been prepared with first cost calculations completed.

Parking A lease for a 13 space parking lot at the corner Andy Devine and Third Street has been arranged with the City of Kingman. It extends through August 2038 the lease is \$100 per month.

Potential

Restaurant/Lobby	ca.	3,600 Sq ft
Second Floor	ca.	4,100 Sq ft
Third Floor	ca.	4,100 Sq ft
Basement (partly useable)	ca.	<u>1,000 Sq ft</u>
Total	ca.	12,800 Sq ft

Selling Price
\$ 950,000
or \$75 per Sq ft

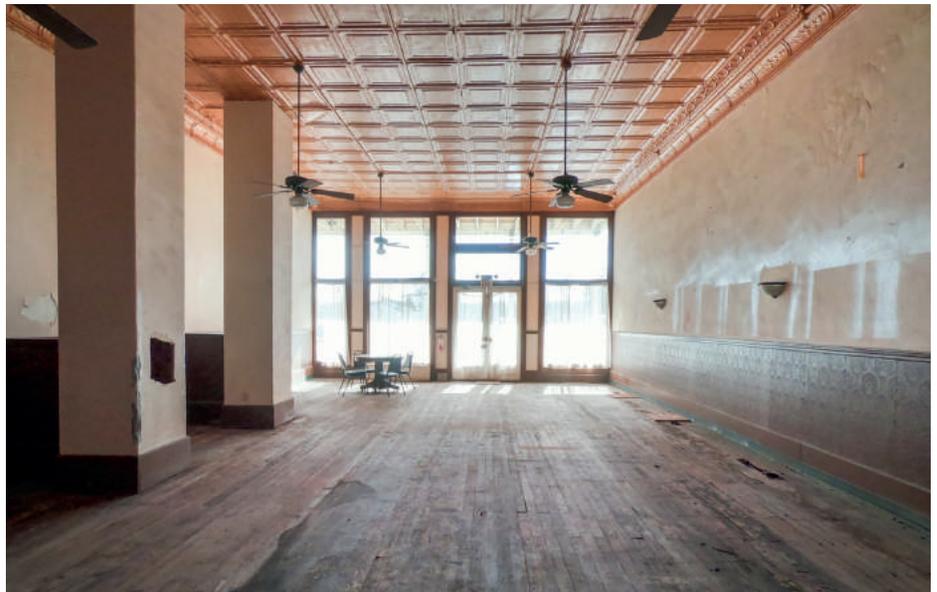
This marvelous building could be renovated to fulfil many concepts. Potential buyers should understand the complexity and rewards of renovating a registered Historic Building. The Brunswick can be unique, with a substantial increase in value!

The Restaurant at Hotel Brunswick and the Brunswick Suites are also for sale. We provide separate sales brochures.





Historic Landmark in Kingman



Old Restaurant



Hotel Lobby



Room Floor 2



Backside



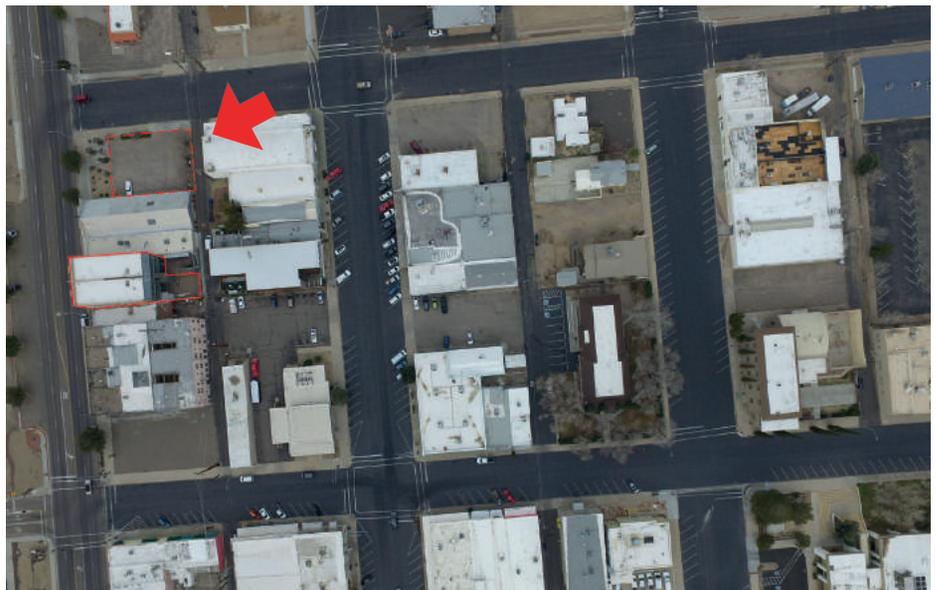
Backside



Backside and entrance
(wheelchair accessible)



Entrance to the alley



Rented parking lot



Existing 1st Floor Plan

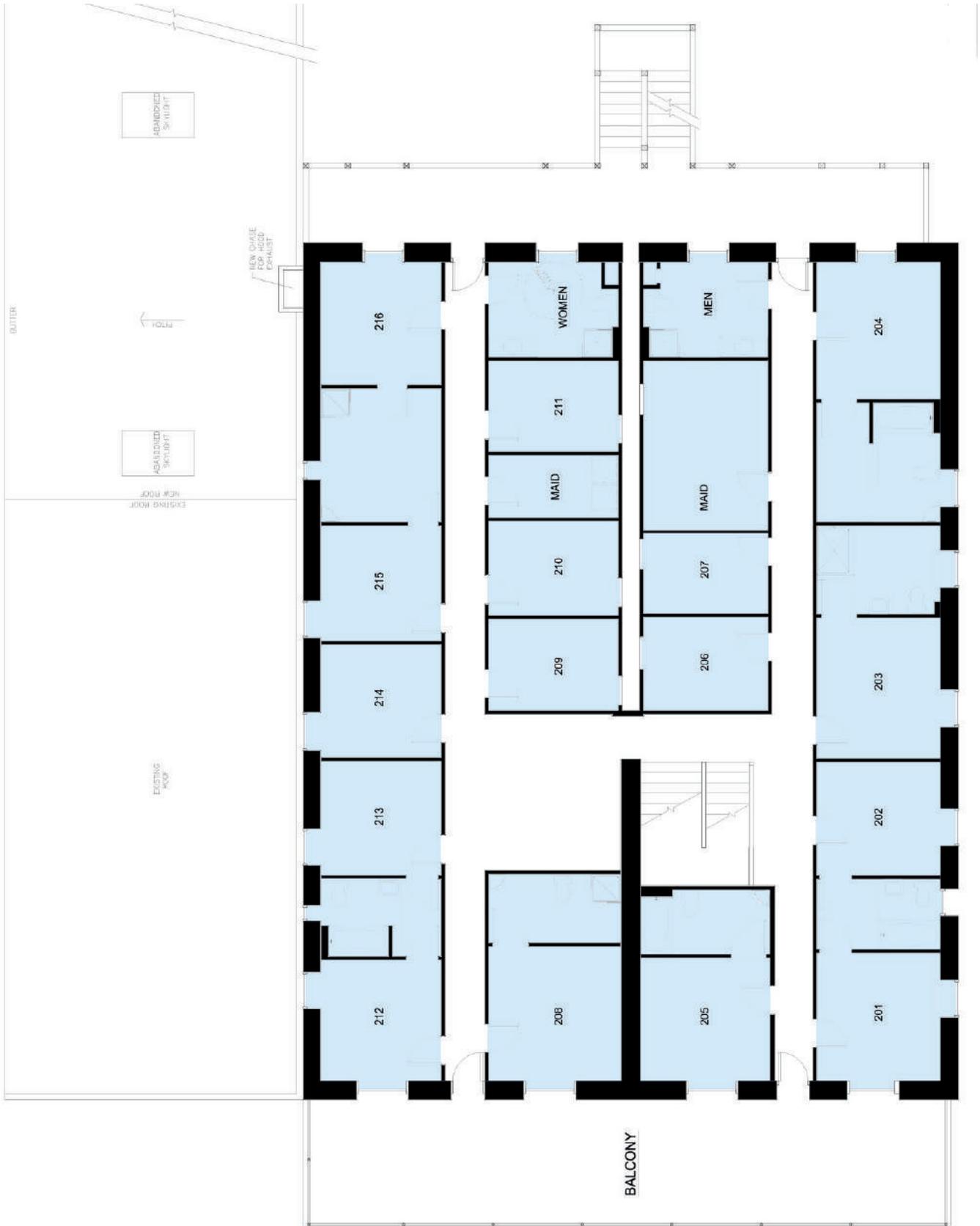
(not in scale)





Existing 2nd Floor Plan

(not in scale)





Existing 3rd Floor Plan

(not in scale)





Potential Plan 1st Floor

(not in scale)





Potential Plan 2nd Floor

(not in scale)





Potential Plan 3rd Floor

(not in scale)





History of The Brunswick Hotel



John Mulligan



John W. Thompson

The Hotel Brunswick's story begins with a man named John Mulligan. His journey to Kingman included an arduous trip to the west coast, and a walk of nearly sixty-miles. He successfully established a number of mines in the area before returning to his original trade of stone mason.

The Brunswick was one of these historic buildings that Mulligan built in partnership with John W. "Watt" Thompson. Thompson came to the Kingman area in the late 1870's, about the same time as Mulligan. As a native of New Brunswick, Canada, Thompson has named the hotel "The Brunswick".



Hotel Brunswick's Beginning

The construction of the hotel commenced in the summer of 1907. Using locally quarried Tufa stone, the two owners designed their hotel to have "nothing but the best." It was one of the most luxurious hotels in northwestern Arizona with brass beds, Waterford crystal, and telephones in every room. Additionally, the hotel had hot and cold baths, electric lights, and a unique air ventilation system. In a town on the western frontier, the hotel such as this was a showpiece. Upon its completion in the winter of 1909, it was the first three story building in Kingman.



Clark Gable and Wife (r) Andy Devine (l)

In 1912, a bitter dispute between Mulligan and Thompson led to the construction of a wall that separated the building into equal halves. Purportedly the partners never spoke again to each others. As per agreement, each man was given 25 of the hotels rooms, and Mulligan acquired the lobby and bar, whereas Thompson acquired the Chinese restaurant.

Even in the wake of the split, the Brunswick continued to thrive. In the summer of 1915, Edsel Ford and his friends stayed at the hotel during their journey to California on the National Old Trails Road. Miners, ranchers, investors, and prominent politicians were all guests at the hotel. The *AAA Hotel, Garage, Service Station & AAA Club Directory* published in 1927 noted the hotel as a recommended property with rates of \$1 per night. In 1939 when Clark Gable and Carol Lombard married in Kingman, their wedding reception was hosted at the hotel. Senator Barry Goldwater dined at the hotel often during campaigns in the 1950's.



Hotel Brunswick after Thompson and Mulligan

John Mulligan passed away in 1935 and at that time his daughter-in-law, Hazel Edith Dunn, assumed control of the property. The Thompson side of the hotel was sold to Joe Otera in 1959. Otera purchased the Mulligan side of the property from Hazel in 1966 and removed the dividing wall. Otera also suspended hotel operations, and used the former restaurant as well as lobby for the El Mohave Restaurant. In 1980, the restaurant closed and the building was left vacant.



Hotel Brunswick in Recent Years

In 1994, Priscilla and Rennie Davis bought the vacant property with plans to restore it as a hotel, restaurant, and saloon. The staircase was restored to its original configuration, and the balcony that had been removed in the 1940's was replaced. In the summer of 1998 restoration was suspended and the hotel went into foreclosure. A series of owners failed to resurrect the property. In 2012, Werner Fleischmann, a Swiss developer acquired the hotel, and prepared the property for full renovation.



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Kingman AZ Restaurant and two Studios

part of Historic Brunswick Hotel downtown

at Hotel Brunswick

311 Andy Devine Ave
Kingman AZ 86401

Contact

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FOR SALE in Downtown Kingman:

Building from 1915, part of Historic Brunswick Hotel, includes:

The **Restaurant** "Garibaldi's" has been completely remodeled, incorporating elements of the original building and modern technology. The kitchen is new and fully equipped. There is a new basement with 5 storage rooms.

The two **Studio apartments** are designed in a unique 50's style décor. They are ADA compliant, accessible by wheelchair. Both suites are comfortable and roomy, furnished with dining tables, a queen sized bed and a couch that also converts to a bed. The kitchen includes a microwave and fridge. Each bathroom has a large ADA compliant roll-in shower. Both suites have access to a private, spacious courtyard.

The Hotel Brunswick is also for sale with details provided in a separate sales brochure.



Property for Sale

Location **Restaurant** 311 Andy Devine Ave, Kingman AZ 86401
Studios in the back
Basement below Restaurant

Facts

Parcel #	303-08-033B (ex 303-08-029 & 303-08-033A)
Acreage	0.07 303-08-033A is sold separately. An engineer has to survey the lot and add the privat courtyard. It has also to be established a new easement for the entrance.
Zoning	Hotel
Year Built	1915

The building has been completely renovated with new materials, heating/cooling, electrical, kitchen and roof. As much as possible was preserved from the original building.

Amenities

Restaurant fully equipped kitchen, equipment belongs to the tenant, Dining room with 48-50 seats, two restrooms
rented, lease ends December 2019

Basement 5 storage rooms, 3 should be reserved for Historic Hotel

Studios small Kitchen, queen size bed and couch which converts to a bed, each bathroom has a large ADA compliant roll-in shower, access to a private courtyard.
currently rented through AirBnB

Parking Is through a lease with the City of Kingman extending until August 2038, shared by the Historic Hotel Brunswick. It is located at the corner Andy Devine and Third Street and includes 13 parking spaces. Rent is \$100 a month.

Lease		Today	Potential
Restaurant	<u>Gross rent</u> \$1,500/month approx. 1,800 Sq ft, incl. 1 storage room <u>Potential rent</u> 25\$/1,800 Sq ft	\$ 18,000	\$ 45,000
Studios	<u>Gross rent</u> year 2018 approx. 1,100 Sq ft rented by AirBnB <u>Potential rent</u> \$50/day x30 x2, occupancy 75%	\$ 21,000	\$ 27,000
	Gross rent	\$ 39,000	\$ 72,000
	Expenses pro forma		
	- Property Tax \$ 2,600		
	- Insurance \$ 1,200		
	- Utilities (Studios) \$ 4,000		
	- Repair/Maintenance \$ 5,000		
	Operating Expenses	\$ 12,800	\$ 13,000
	Net rent	\$ 26,200	\$ 59,000
	Capitalization net	2.9%	6.6%
	Capitalization gross	4.3%	8.0%

Selling Price \$ 890,000

Restaurant



Dining room



Kitchen

Basement



5 storage rooms, 3 to be reserved for used by the Historic Hotel Brunswick

The Brunswick Suites



Small kitchen



Kitchen equipped with microwave and coffee machine



Living room with bedsofa and large TV



Queen size bed

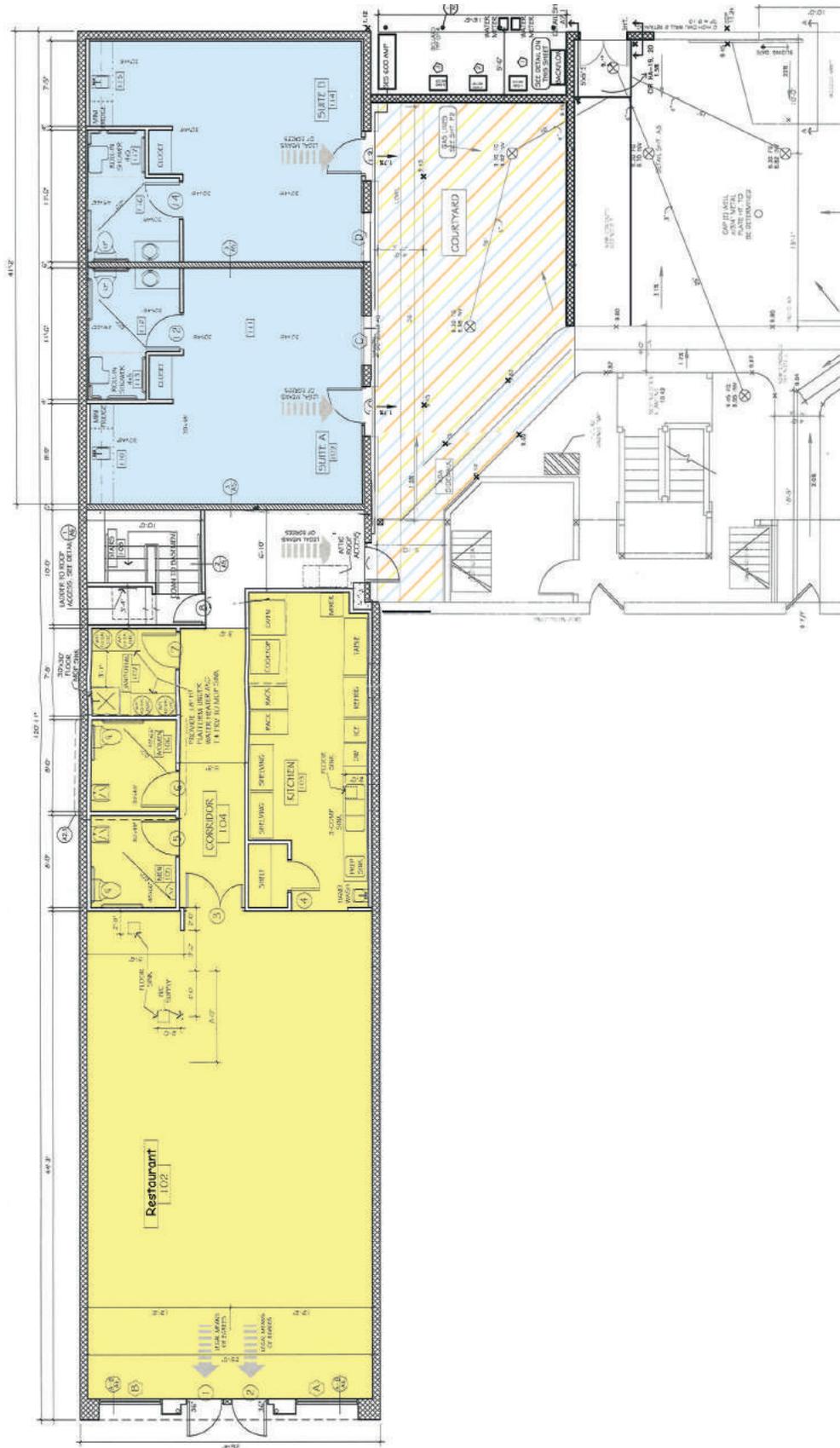


Living area



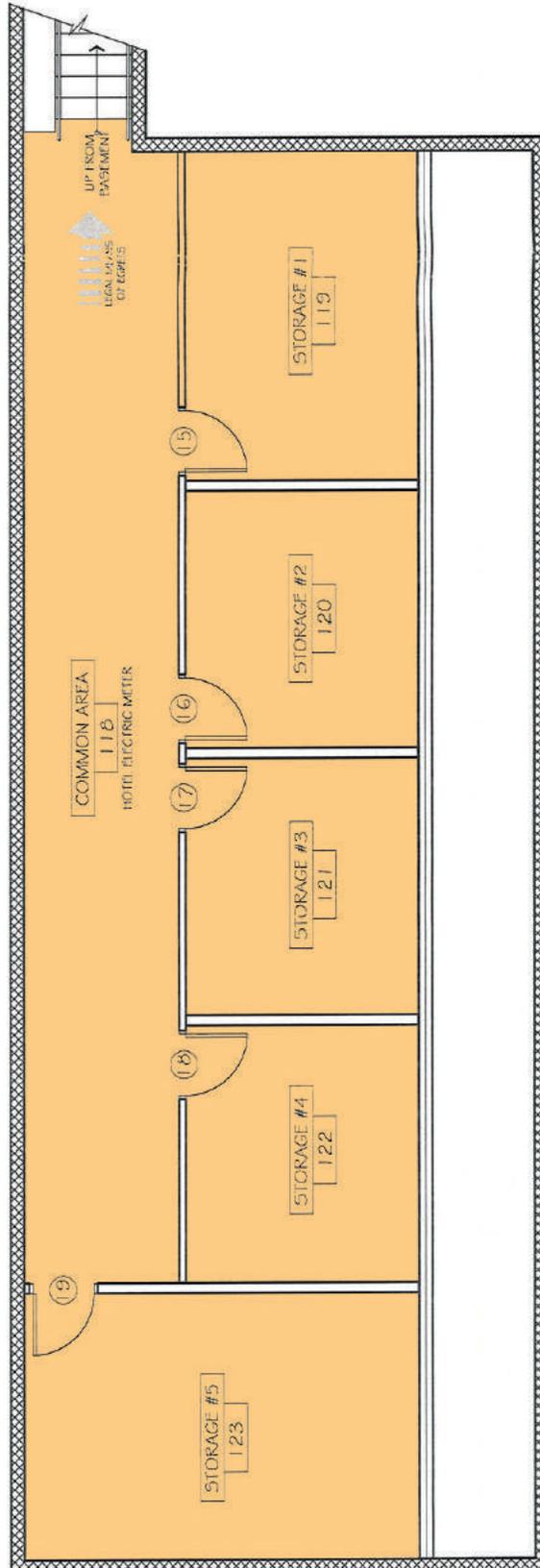
Bathroom with ADA compliant roll-in shower

1st Floor Plan
(not in scale)



Basement

(not in scale)





Location

Kingman, Arizona is centrally located in northwestern Arizona; 100-miles south of Las Vegas, Nevada, 180-miles north of Phoenix, Arizona, and 360-miles east of Los Angeles, California. The city is bisected by I-40 and U.S. 93, the future corridor of I-11 as well as Route 66 and a main line of Burlington Northern Santa Fe that connects Chicago with Los Angeles. Additionally there is a municipal airport and modern industrial park that makes the city a prime location for light industrial development. These assets coupled with favorable tax rates, Amtrak connections, and proximity to the Grand Canyon as well as other natural attractions such as Grand Canyon caverns make Kingman an ideal location for development of tourism related businesses.

Kingman is also linked to the „Grand Circle“, a ring of attractions that includes Las Vegas, the Grand Canyon, national parks, and numerous heritage and Eco-tourism sites. Tourism within the „Grand Circle“ has been increasing by an average annual rate of 8%.

Kingman is located centrally on the longest remaining uninterrupted segment of iconic Route 66 and as a result is marketed as “The Heart of Historic Route 66.” The city’s historic business district as well as the Route 66 corridor features buildings with architectural styles from the late 19th century through the mid 20th century. The Powerhouse Visitor Center, housed in a former power plant built of reinforced concrete in 1907 houses the city’s tourism office as well as the offices and gift shop of the Historic Route 66 Association of Arizona, an award winning Route 66 Museum, and the worlds only electric vehicle museum. The city’s rich history is also preserved at the Mohave Museum of History & Arts, and at the Kingman Railroad Museum housed in the historic depot. The heart of the historic business district is Beale Street, lined with eclectic shops, award winning microbreweries, wine bars, and a diverse array of restaurants. City and county services are also consolidated in this district.

Climate

At about 3,500 feet elevation Kingman is a high desert community. The weather is remarkably mild with the average July high temperature being 96 degrees Fahrenheit, and the average January low temperature being 31 degrees. The moderate temperatures are enhanced by low humidity.

Affordable

Kingman is affordable; housing and land prices are among the lowest in the state of Arizona. Additionally, there are no property taxes.

Workforce

Mohave Community College, working with the Arizona Office of Economic Opportunity, companies, and the Small Business Development Center, develop and implement programs that ensure a workforce suited for modern business needs.

Quality of Life

Kingman is ideally suited for an active lifestyle. The critically acclaimed Cerbat Foothills Trail System is located on the north side of the city. There are more than 600-miles of linked off road trails, and hunting seasons for archers as well as shooters. Lake Mead, Lake Mohave, and the Colorado River Valley are located a short distance to the west.

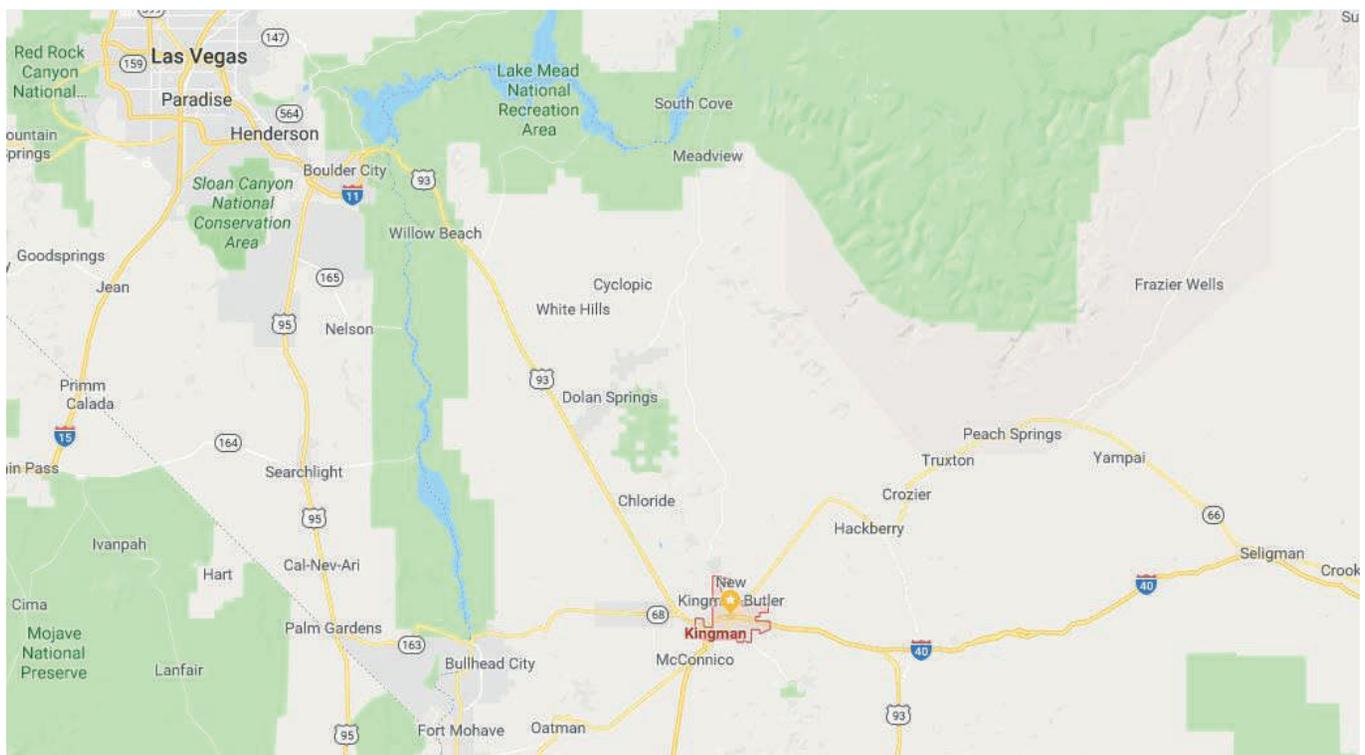
The school system includes public schools, charter schools, and an innovative community college that has an extension program affiliated with Northern Arizona University.

Population

The City of Kingman, the county seat of Mohave County, has a population of Kingman 28,586. An additional 20,000 residents live in unincorporated areas outside of the city limits. Bullhead City, population 39,653, Lake Havasu City, 54,411 and Laughlin, Nevada, 7,323 are less than an hour away. This expands the business area of Kingman to more than 150,000 people. And, with recent completion of the Hoover Dam and Boulder City bypass, Las Vegas is only a short 1.5 hours away!

Location

Kingman is located at the intersection of Interstate Highway 40 and Highway 93. Planned for the near future, Interstate 11 will run through Kingman and become a North/South corridor connecting Canada to Mexico. Whether moving goods or looking for a strong retail market, Kingman is perfectly located for business!



Location in Kingman

These Real Estate investments were strategically developed to create a unit of interrelated locations in Historic Downtown Kingman to meet the increasing demands of tourism and commerce.

The entities for sale include the Historic Hotel Brunswick, Garibaldi's Restaurant and Studios, Beale Celebrations Event Hall with parking, the corner lot on 3rd Street and assume the lease for the parking lot near the Hotel Brunswick. Any part or combination of these locations could be packaged to meet plans or needs.





Two Studios with courtyard.



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